Send tax notice to:
W. Eugene Cary, Jr.

275 DREXEL Rd. S.E.

BECSEMER, AL

35023

This instrument prepared by: Charles A.J. Beavers, Jr. Bradley, Arant, Rose & White 1400 Park Place Tower Birmingham, Alabama 35203

STATE OF ALABAMA JEFFERSON COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

That in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid to the undersigned, Rodney C. Gilbert and wife, Karen E. Gilbert (hereinafter referred to as the "Grantors") by W. Eugene Cary, Jr. (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantors do, by these presents, grant, bargain, sell, and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 77, according to the Survey of Southlake, First Addition, as recorded in Map Book 14, Page 31, in the Probate Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to Conditions and Restrictions as set out on Exhibit "A" attached hereto and incorporated herein for all purposes.

TO HAVE AND TO HOLD unto the Grantee, W. Eugene Cary, Jr., his heirs, executors, administrators and assigns forever.

The Grantors do, for themselves, their heirs, executors, administrators and assigns, covenant with said Grantee, his heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall, warrant and defend the same to the Grantee, his heirs, executors, administrators and assigns forever against the lawful claims of all persons.

Tage # 1992-21995

10/02/1992-21995 10:16 AM CERTIFIED SHELBY COUNTY JUDGE OF PROBATE 003 NJS 187.50 IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 30th day of September, 1992.

sour day of soptemious, 1992.	
	Rodney C. Gilbert Arm E. Dillert Karen E. Gilbert
STATE OF ALABAMA)
JEFFERSON COUNTY	;)
hereby certify that Rodney C. Gill to the foregoing instrument and we that, being informed of the content on the day the same bears date.	a Notary Public in and for said County in said State, bert (husband of Karen E. Gilbert), whose name is signed who is known to me, acknowledged before me on this day ents of the instrument, he executed the same voluntarily and and official seal this the 30th day of September, 1992.
	Morary Public
[NOTARIAL SEAL]	My Commission expires: My Commission Expires January 3, 199
STATE OF ALABAMA SHELBY COUNTY) ** : .
hereby certify that Karen E. Gilbe the foregoing instrument and wh	a Notary Public in and for said County in said State, ert (wife of Rodney C. Gilbert), whose name is signed to o is known to me, acknowledged before me on this day ents of the instrument, she executed the same voluntarily

Given under my hand and official sextens the 30th day of September, 1992.

Notary Public

[NOTARIAL SEAL]

My Commission expires:

EXHIBIT 'A'

Subject to:

1. Ad valorem taxes due and payable October 1, 1992.

2. Building setback line of 50 feet reserved from Southwinds Circle as shown by plat.

3. Public utility easements as shown per plat.

- 4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. 2 Page 298 and Misc. 16 Page 768 and Real 257 Page 3 in Probate Office.
- 5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed book 104 Page 213 in Probate Office.
- 6. Agreement with Alabama Power Company as to underground cables recorded in Real 290 Page 996 and covenants pertaining thereto recorded in Real 364 Page 395 in Probate Office.
- 7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 259 Page 635 in Probate Office.

8. Rights of riparian owners in and to the use of the lake.

- 9. Release of damages as set out in instrument recorded in Real 293 Page 953 and Real 257 Page 3 (whole subdivision) in Probate Office.
- 10. Declaration of Protective Covenants of Southlake (Residential) as set out in instrument recorded in Real 160 Page 495 in Probate Office.

11. Notice of Permitted Land Uses as set out in instrument recorded in Real 160.

Page 402 in the Probate Office.

Page 492 in the Probate Office.

- 12. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 257 Page 3, including restrictions as to ingress and egress by any street that is over and upon what is now dedicated and known as Southlake Parkway.
- 13. Agreement regarding ownership, maintenance and use of lake as set out in Misc. 7 Page 77, as to the use of the Lake property.
- 14. Flood easement in Deed Book 284 Page 881 as set out on survey by Gay & Martin, Inc. dated September, 1989.
- 15. All easements, rights-of-way, covenants, conditions obligations, setbacks, reservations and matters of record, and all matters which would be revealed by an accurate survey or inspection of said premises.

Inst # 1992-21995

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